

Submitted: June 19, 2014
Approved: June 19, 2014

**MINUTES OF THE ROCKVILLE HISTORIC DISTRICT COMMISSION
MEETING NO. 05-2014
Thursday, May 15, 2014**

The City of Rockville Historic District Commission convened
in the Mayor and Council Chambers on
May 15, 2014 at 7:30 p.m.

PRESENT

Rob Achtmeyer, Chair
Anita Neal-Powell
Joseph Hansen
Jessica Reynolds

Absent: Craig Moloney

Staff Present: Jim Wasilak, Chief of Planning

I. AGENDA REVIEW WORKSESSION began at 7:00 p.m. and no decisions were made.

II. COMMITTEE/ORGANIZATION REPORTS

- A. Robin Ziek of Peerless Rockville, provided a summation of past events and offered information on upcoming events. You may contact Peerless for more information on 301-762-0096, or see www.peerlessrockville.org.
- B. You may contact Anita Neal Powell, Executive Director, with questions at 301-674-1644, or email to lincolnparkhist@aol.com.
- C. Public Comments/Open Forum – There were no public comments.
- D. There were no comments from staff.

III. CONSENT AGENDA

Commissioner Reynolds moved, seconded by Commissioner Neal-Powell, to remove Item E, Tax Credit HDC2014-00668 from the consent agenda, because she believes it will warrant further discussion. The motion passed 4-0 (Commissioner Moloney was absent).

Commissioner Reynolds mentioned that there were two items on the Consent Agenda that would require follow-up on behalf of the applicants; HDC2014-00666 and HDC2014-00667. She asked that the owners contact staff for more information.

Mr. Wasilak made a verbal correction, for the record, to the recommended amount on the Tax Credit Application for HDC2014-00667. The number should be \$12,132.49 and it includes disallowing the shutters.

Commissioner Achtmeyer moved, seconded by Commissioner Neal-Powell, to approve the modified Consent Agenda. The motion passed 4-0 (Commissioner Moloney was absent).

Commissioner Reynolds moved, seconded by Commissioner Achtmeyer, to defer HDC2014-00668 to the next meeting for further review. The motion passed 4-0 (Commissioner Moloney was absent).

IV. CERTIFICATE OF APPROVAL

HDC2014-00677, Maegan Conklin of 550 Reading Avenue, to replace deteriorating natural slate on upper-level roof of the house by using architectural asphalt shingle.

Jim Wasilak presented the staff report and recommends that the application not be approved.

The property owners, Meagan Conklin and James Nydell, stated that after consulting two roofing companies, it was recommended that the entire roof be replaced. Because of the exorbitant price of replacing the natural slate, they researched an alternative synthetic replacement, which was just as expensive and the contractors were not confident in using.

Ms. Conklin asked if there was another architectural asphalt shingle the Commission could suggest that is comparable to the Tamko brand which was highly recommended to them by a contractor. There are currently active leaks in their house and they would like to get started as soon as possible to prevent any permanent damage to their property.

She asked the Commission for their consideration based on cost as a determining factor.

Commissioner Achtmeyer stated that he felt that the Commission would like to see the original materials retained, but that the estimates provided for this were quite high such that it makes sense to work with the applicant to come to a solution. While synthetic slate has been used, he noted that the cost of this was not much different than slate, and he expects that the costs have increased significantly since the last slate roof replacement in 2003. Ms. Conklin noted that the roofing companies did not recommend use of synthetic slate due to lack of durability. Commissioner Hansen asked whether the HDC could assist by setting up a special meeting. Commissioner Reynolds noted that the financial hardship aspect could be answered quickly and would allow the applicant to proceed with an alternative. Commissioner Neal Powell noted that the applicant could benefit from Commissioner Moloney, who is absent. Commissioner Achtmeyer confirmed with the applicant that a deferrable was acceptable with the potential for a special meeting prior to the scheduled June meeting. He also asked Ms. Conklin to let Mr. Wasilak know if an emergency meeting was necessary once a solution was reached.

Commissioner Reynolds moved, seconded by Commissioner Neal-Powell, to table this item until the June HDC meeting, with the caveat that it may be necessary to hold an emergency meeting before the

next regular meeting. The motion passed 3-1 (Commissioner Hansen opposed, Commissioner Moloney was absent).

V. COURTESY REVIEW

HDC2014-00679, Robert and Lucy Elliott of 215 Autumn Wind Way, for construction of an accessory building for use as a garage.

Jim Wasilak presented the staff report and answered questions from the Commission.

The applicant and owner of the property, Bob Elliott, stated that his property is unique in that it is located on a very large lot (over an acre) and is the only house in this planned community that doesn't have a garage. He provided drawings of the proposed new structure, which is a single story structure with a storage loft that is larger than would be allowed by zoning, as well as pictures of his property and the adjacent homes. He has located the garage to minimize impacts on existing trees, and stated that the proposal requires the granting of a variance. The materials will be board and batten siding with minimal windows. He noted that the garage is proposed for three cars, but would not be very visible from the street and be located mostly on existing asphalt. Commissioner Reynolds expressed support for the proposed location, but also had concerns about the height and footprint of the structure and whether nearby trees would be impacted. Mr. Elliott expressed that the detached garage is preferable to attaching the garage to the historic house via a breezeway, which would not require a variance. Commissioner Achtmeyer expressed that the detached garage is optimal given the prominence of the property in the neighborhood and the locational constraints on the property. He also noted that a two-car garage is better but understood that a three car garage could be appropriate on this property. Mr. Elliott stated that he did not hear anything from the HDC that would give him pause in proceeding to apply for the variance application and the Certificate of Approval.

VI. DISCUSSION

Project updates/follow-up.

Mr. Wasilak presented the draft letter for the Commission's consideration regarding the possibility of an alternate member. That letter will be submitted to Mayor and Council for approval. He said that per the City attorney, Payman Tehrani, the alternate member would have to be permanent, and in the alternate member's absence, a temporary replacement would have to be appointed, based on the Land Use Article.

Commissioner Achtmeyer asked Mr. Wasilak about the status of 100 W. Montgomery Avenue.

Mr. Wasilak said that he and other staff met with the property owners but nothing has been brought forth to date. He said he will follow-up with Code Enforcement for any updates.

Commissioner Achtmeyer also asked about the sidewalks on Forest Avenue and the overgrown grass in and around it.

Mr. Wasilak said that he believes the homeowner is responsible for but will have to get back with the Commission with a definitive answer.

VII. ADJOURN

There being no further business to come before the Commission, Chair Achtmeyer adjourned the meeting at 9:27 p.m.

Respectfully Submitted

Sandra Y. Driver, Commission Secretary